

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

April 19, 2006

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Dave Nakagawara, Peoria, Chairperson
*Dennis Dixon, Apache Junction
*Ken Sowers, Avondale
Phil Marcotte, Buckeye
*Mike Tibbett, Carefree
Bob Lee, Cave Creek
A - Alex Banachowski, Chandler
Art Swanson, El Mirage
*Peter Johnson, Fountain Hills
Patricia Riggs for John Smith, Gila Bend
*Jo Rene DeVeau, Gila River Indian
Community
A - Ray Patten, Gilbert
Jim Fox for Deborah Mazoyer, Glendale
*Ed Kulik, Goodyear

*Chuck Ransom, Litchfield Park
Tom Ewers, Maricopa County
A - Dean Wise, Mesa
*Armando Rivas, Paradise Valley
*Tom Wandrie, Phoenix
Dennis Street, Queen Creek
*Larry Francis, Salt River Pima Indian
Community
Michael Clack, Scottsdale
Forrest Fielder, Surprise
A - Michael Williams, Tempe
Mario Rochin, Tolleson
*Lyle Murdock, Wickenburg
Bob Cooperider, Youngtown
Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

John Merrymon, Cutler Hammer
Steve Gross, MAG
Heidi Pahl, MAG
Cheryl Mullis, Peoria

Fran Smith, Southwest Gas
Robert Palmer, Southwest Gas
Justin Naylor, VWDIG
Frank Frost, VWDIG

*Those members neither present nor
represented by proxy.

A-Those members participating via
audioconference

V-Those members participating via
videoconference

1. Call to Order

The Chairperson, Dave Nakagawara, City of Peoria, called the meeting of the MAG Building Codes Committee (BCC) to order, at 2:02 p.m.

2. Introductions

Members of the committee introduced themselves.

3. March 15, 2006 Meeting Minutes

It was moved by Mario Rochin, seconded by Tom Ewers and unanimously recommended to approve the March 15, 2006 meeting minutes.

4. Call to the Audience

No comments were made by the audience.

5. Comments From the Committee

Dave Nakagawara read the resolution of appreciation for Bob Lee. The committee thanked Bob Lee for serving as Chair for the past three years and for his dedication to the activities of the MAG Building Codes Committee.

Dave Nakagawara announced that the new Arizona Building Officials (AZBO) web site is www.azbo.us.

Dave Nakagawara mentioned that the U.S. Fire Administration has coffee break training offered on their web site. He gave the URL at: www.usfa.fema.gov. Fire and building inspectors with busy daily schedules often don't have time to attend valuable skill-enhancing training sessions, so the United States Fire Administration (USFA) is providing "Coffee Break Training" bulletins for you to read and enjoy during your daily break. These one-page training notices, posted every Tuesday, provide technical training in fire protection systems, building construction, codes and standards, inspection techniques, hazardous materials and administrative tips.

Dave Nakagawara noted that a Phoenix Fire Marshal has become an ICC board member and this is a good local resource for the MAG BCC.

Dave Nakagawara announced that Cheryl Levandowski got married and her new last name is Mullis.

Mr. Nakagawara noted that himself and Ms. Mullis are employees of Peoria and they both Chair regional building committees/forums. He mentioned that it is good to have a mix of Chair persons for the building and safety committees so that representation is fairly spread between large and small cities, east and west cities, etc.

Dave Nakagawara asked if member agencies were doing something special for Building Safety Week May 7-13, 2006. Forrest Fielder said that the Surprise City Council is going to

vote on a proclamation for building safety at their April 27th meeting. Mr. Fielder noted that the proclamation is a joint effort between the Building Safety Department and the Fire Department. Mr. Nakagawara noted that public service announcements could be run on Channel 11 stations to promote Building Safety Week.

6. Storage Space Lighting

Dave Nakagawara stated that the resolution for storage space lighting is not ready to be presented to the committee so this agenda item will appear on the May 2006 agenda.

7. Gas Plug Outlets

Fran Smith from Southwest Gas distributed information and gave a brief presentation on instructions for hooking up a gas grill using the PLUG1 Gas Outlet made by Maxitrol. She said the product has been in the U.S. for about two years and is CSA certified.

8. Ranch Panels

Doug Bartlett from VWDIG explained how their ranch panel worked and brought in a demo for members to see. Mr. Bartlett said VWDIG provides temporary onsite power. He noted that their volume has increased drastically in one year and that all local home builders are using ranch panels. He distributed a schematic diagram of the ranch panel. John Merrymon from Cutler Hammer further explained the ranch panel.

Forrest Fielder asked the guest speakers to take the dead fronts off so that he could see what was underneath.

Cheryl Mullis asked about the fault current rating on the ranch panel load center.

Bob Lee asked where the ranch panels were being used outside of Surprise. John Merrymon replied that they have been used for a number of years all over the state but primarily in rural areas on farms. Bob Lee asked if it is temporary power from a permanent location. John Merrymon replied yes.

Dave Nakagawara asked if the panel security concerns with unauthorized access have been addressed. John Merrymon said that the removable receptacle pack addressed that concern.

Forrest Fielder asked for the amperage. John Merrymon said that the number of amps is open to discussion.

Dave Nakagawara asked if the guest speakers could discuss the objections they have heard regarding the ranch panel. He noted that it might be a safety concern for building inspectors to have power inside the panel.

John Merrymon mentioned that there is no new technology in the panel.

Forrest Fielder asked where the location of the circuits that energize the house come out. John Merrymon said that the ranch panel is surface mounted with a feeder coming out and it

is typically placed in a garage. Forrest Fielder asked if the homeowner could have access to the circuit breaker from inside the building. John Merrymon replied yes.

Art Swanson asked if they are using SE cable or conduit where the ranch panel is being used. John Merrymon replied that they are using both, adding that there is not a bundling issue because installation is entirely to NEC. Dave Nakagawara said that the “no bundling issue” has not been codified. Mr. Nakagawara noted that the ranch panels reduce emissions from generators.

Rus Brock stated that the Home Builders Association thinks that using a ranch panel is the builder’s choice, based on what is most economical to its buyers. He noted that there is a cost difference.

Dave Nakagawara got concurrence from the committee that they would discuss ranch panels with their building inspectors.

Cheryl Mullis said she would invite VWDIG to present the ranch panel at the Building Plans Examiners (BPE) meeting. She asked how the information on the amps connective load gets from the field to the office.

Jim Fox asked if there is electrical clearance at the end of a job. Mr. Fox stated that in Glendale, the city holds the power back as an incentive. John Merrymon said the final connection to the load center should be held back.

Bob Lee said in Cave Creek they had a policy where they did not release electricity until final inspection and if it were released prior there would be a \$2000 fee as a disincentive for the homeowner to move in. He said that now, the Town of Cave Creek asks the homeowner to sign an electric service agreement to state that they would not move in until the home has electricity. Bob Lee said it is not necessary to write a resolution on the ranch panel.

Forrest Fielder asked if the ranch panel has been discussed with city of Phoenix staff. He said APS would support a double clearance, one for the home builder and one for the home owner.

9. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update

Cheryl Mullis gave a Building Plans Examiners (BPE) update from their March, 2006 meeting. She thanked the MAG BCC for allowing their staff to attend the BPE meetings. She said they are working on reviewing the new codes and creating a plan review checklist. Ms. Mullis said the BPE discussed the question from Rus Brock on whether a jurisdiction would accept the manufacturers specifications or the code. She noted that a jurisdiction decides what is acceptable on a case-by-case basis as each circumstance is unique. She noted that in the gypsum board ceiling tiles could be installed to manufacturers specifications.

She said they have clarification on assisted care adult homes. She said that Gilbert and Tempe use R4 if more than six residents in the home and R3 otherwise.

10. MAG Permit Technicians Forum

Lisa Wood, co-chair of the MAG Permit Technicians Forum, introduced herself to the committee and discussed their activities. She said the MAG Permit Technicians next meeting is May 24, 2006 at 10 a.m. to noon at the Arizona League of Cities and Towns. Ms. Wood distributed a meeting agenda. She discussed their Habitat for Humanity initiative, becoming an ICC chapter, creating a permit technicians directory, and creating a newsletter to acknowledge permit techs that receive certification.

11. Legislative Update

Heidi Pahl stated that Matthew Clark, MAG Senior Policy Planner, could not be in attendance at the meeting to provide a legislative update. Dave Nakagawara read Matthew Clark's interpretation of SB 1497.

12. Updated MAG Building Codes Committee Membership

Heidi Pahl stated that any changes to the committee roster could be given to her during the meeting or after the meeting. She noted she would change Cheryl Levandowski to Cheryl Mullis.

13. Update Survey of Code Adoption

Heidi Pahl said that Attachment Two identifies the codes that member agencies have adopted. She asked members to review this information and provide any updates or corrections to her. Jim Fox asked to edit the notes section for Glendale to read that they have adopted the uniform administrative code.

14. Topics for Future Agendas

Dave Nakagawara mentioned that a future agenda item might include an update from the Department of Emergency Management. Art Swanson asked if any building officials have received the addition of the 2006 codes. Several members stated yes they have received them.

15. Adjournment

The meeting adjourned at 3:15 p.m.